



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**CULTURAL RESOURCES OFFICE  
PRESERVATION BOARD  
REGULAR MEETING  
MONDAY APRIL 22, 2013 — 4:00 P.M.  
1520 MARKET ST. #2000  
[www.stlouis-mo.gov/cultural-resources](http://www.stlouis-mo.gov/cultural-resources)**

Roll Call - Approval of the March 25, 2013 meeting minutes - Approval of current agenda.

<b>NEW APPLICATIONS</b>	<b>Jurisdiction</b>	<b>Project</b>	<b>Pg.</b>
A.	3966-70 SHENANDOAH..... Shaw Historic District .....	Install fence .....	1

**TABLED ITEM FROM JANUARY**

B.	2746 UTAH AVE .....	Preservation Review..... Demolish house..... National Register District	5
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**APPEALS OF DENIALS**

C.	3324-26 MISSOURI AV..... Benton Park Historic .....	Construct two garages .....	12
D.	1728 CARROLL ST .....	Lafayette Square Historic ..... Front steps..... District	16
E.	26 KINGSBURY PL .....	Kingsbury-Washington ..... Glass block windows ..... Terrace Landmark	19

**SPECIAL AGENDA ITEMS**

National Register of Historic Places Multiple Property Documentation Form  
Nominations to the National Register of Historic Places

F.	Multiple Property Documentation Form: Mid-Twentieth Century Development of .....	22
	Industrial and Manufactured Goods Distribution Facilities and the Central Railroad and Interstate Corridor, 1940 – 1970	
G.	American Furnace Company, 1300 Hampton Avenue....	24
H.	Alois F. Mulach Service Station, 2232 Thurman Avenue .....	26
I.	Bevo Mill Commercial Historic District .....	28



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**A.**

DATE: April 22, 2013  
Address: 3966 and 3970 Shenandoah Avenue  
ITEM: New application to construct a fence  
JURISDICTION: Shaw Local Historic District — Ward 8  
STAFF: Andrea Gagen, Cultural Resources Office



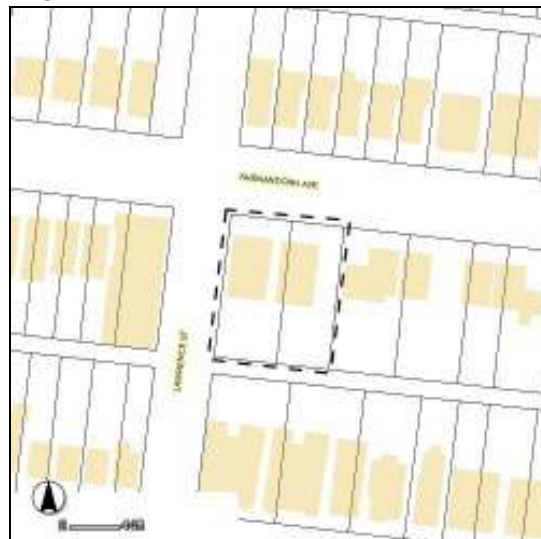
3970 SHENANDOAH

**OWNER/APPLICANT:**

Samuel L. Patterson c/o Strategic  
Properties Inc.

**RECOMMENDATION:**

That the Preservation Board deny the New  
Application as the fence does not comply  
with the Shaw Neighborhood Historic  
District standards.



## **RELEVANT LEGISLATION:**

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Excerpt from Shaw Neighborhood Historic District Ordinance #59400:

### **Residential Appearance and Use Standards**

#### **2. Structures:**

##### **G. Walls, Fences, and Enclosures:**

**Yard dividers, walls, enclosures, or fences in front of building line are not permitted. Fences or walls on or behind the building line, when prominently visible from the street, should be of wood, stone, brick, brick-faced concrete, ornamental iron or dark painted chain link. All side fences shall be limited to six feet in height.**

The original application requested two vinyl fences at a height of 10 feet, one to be erected at the building line on Shenandoah between two four-family buildings and the second at the eastern edge of the rear yard, fronting Lawrence Avenue, and running back along a parking area at the rear alley. In discussion with the property owners, the staff explained that neither the height nor the material of the fences were allowed under the Shaw Historic District Standards.

The owners now propose to erect a 6-foot high wood fence on the top of a 4-foot high retaining wall at Lawrence and the alley, making a 10-foot tall structure at the street. A poured concrete retaining wall, 4 feet tall and sited 2 feet from the sidewalk, with a formed cap and brick veneer, has been approved on a separate application; that application did not mention a fence and did not show the owners' current plan to set the fence posts within the poured concrete wall. The staff explained that this proposal also did not meet the standards, as the height of retaining wall and fence would be 10 feet and create a monumental barrier at the street. There is some question as to whether setting the fence posts in the wall complies with building code requirements.

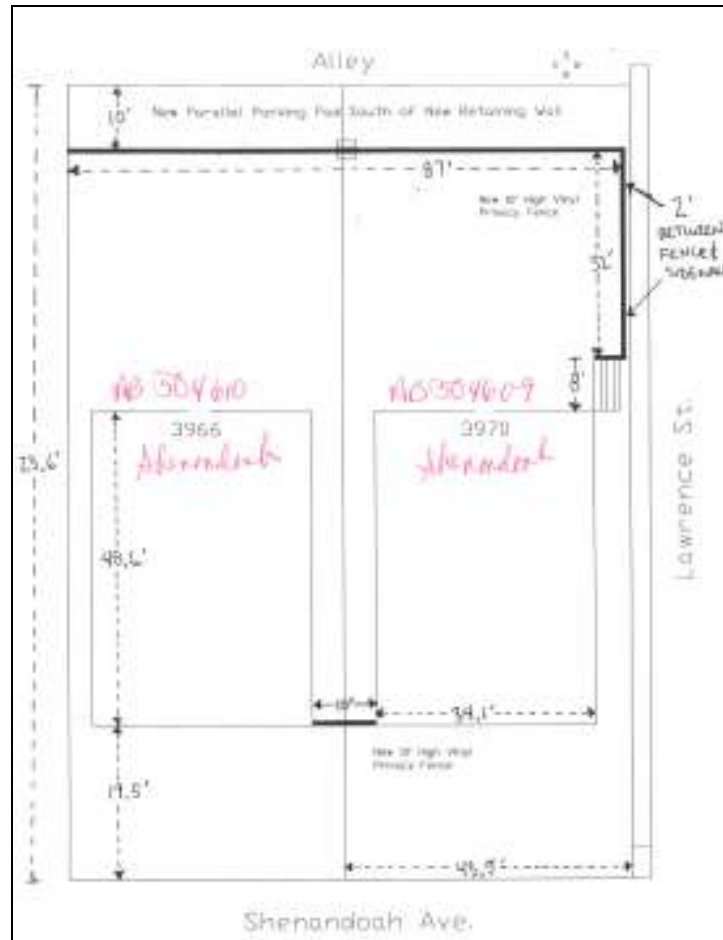
## **PRELIMINARY FINDINGS AND CONCLUSION:**

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The Cultural Resource Office's consideration of the criteria for fences led to these preliminary findings:

- 3966 and 3970 Shenandoah are located in the Shaw Neighborhood Historic District and the district standards include requirements for fences.
- The proposed fences will be placed on two visible facades of the corner property.
- The owners have agreed to change the material to wood to comply with the Standards.
- The proposed fences would now be 6 feet tall, but the rear yard fence would be set upon a 4-foot high retaining wall, for a total of 10 feet — 4 feet above the maximum height allowed by the historic district standards.
- The residential properties do not have any topography or other conditions that would warrant a fence taller than allowed by the standards.
- The Alderman has indicated to the staff that he is in general support of the project, but not in favor of a high wall at the street.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board deny the application as it does not meet the Shaw Historic District standards.



**SITE PLAN**



**SITE OF PROPOSED FENCE ALONG LAWRENCE STREET**



**BACKYARDS TO BE FENCED**



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**B.**

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DATE: April 22, 2013  
ADDRESS: 2746 Utah Avenue  
ITEM: Appeal of Demolition Permit Denial  
JURISDICTION: Preservation Review District, National Register of Historic Place Historic District  
Ward 9  
STAFF: Betsy Bradley, Director, Cultural Resources Office



2746 UTAH

**OWNER:** Kham Phao and Wandee  
Chareunsap represented by Pone Siharaj

**APPLICANT:** Hughes Wrecking

**RECOMMENDATION:**  
That the Preservation Board uphold the  
Director's denial unless the economic  
feasibility of extensive repairs and reuse  
potential of the property indicate that  
demolition is appropriate.



#### **APPEAL UPDATE:**

After hearing a review of the criteria to be considered for a demolition by Cultural Resources Office Director Betsy Bradley and testimony from the applicant and his representative, the Preservation Board decided to table the appeal for 90 (ninety) days and asked the applicant to list the property for sale and consult with the Alderman and Benton Park West Neighborhood Association further.

As the April 22, 2013 is 84 days from that January meeting date, the applicant and the Cultural Resources Office have agreed that enough time has elapsed to continue the appeal at this meeting.

#### **RELEVANT LEGISLATION:**

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##### **St. Louis City Ordinance #64689**

##### **PART X - DEMOLITION REVIEWS**

##### **SECTION FIFTY-EIGHT.**

Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

2746 Utah is a contributing building in the Gravois Jefferson Streetcar Suburb National Register Historic District and is located in a Preservation Review District.

##### **St. Louis City Ordinance #64832**

**SECTION ONE.** Preservation Review Districts are hereby established for the areas of the City of St. Louis described in Exhibit A.

##### **SECTION FIVE. Demolition permit - Board decision.**

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:

- A. Redevelopment Plans.** Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.

Not applicable.

- B. Architectural Quality.** Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.

2746 Utah is a two-story brick residential building erected in 1909. It is quite similar in architectural presence to the other single and two-family buildings that are contemporary to it on the south side of the street. As it has no outstanding architectural design and no known historical significance, it is considered to be a Merit building, rather than a High Merit one.

- C. Condition.** The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.

- 1. Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, four, six and seven indicates demolition is appropriate.**

The condition of this building, which may still be sound, was compromised by a fire that occurred in August 2012. Additional damage that took place during early January 2013 includes an area where the brick wall is not intact on one side elevation and a smaller area of loss on the rear elevation.

- 2. Structurally attached or groups of buildings.** The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.

Not applicable.

**D. Neighborhood Effect and Reuse Potential.**

- 1. Neighborhood Potential:** Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

This blockfront on Utah exhibits a lack of stability below grade. The lot immediately to the east has been vacant since 1998 when a building was demolished. The house that stands to the east of the vacant lot, 2740, exhibits a noticeable leaning to the west. 2750 Utah, separated from the building in question by one house, also leans; it was condemned in 2009 and came into the LRA inventory in 2012. The unstable below-grade condition seems to vary. Although 2746 has developed a slight lean and racking,

2748 does not exhibit instability and the three buildings east of 2740 also appear to be stable. It seems likely that two additional buildings on this block of Utah will have to be demolished in the future.

- 2. Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.**

The potential for continued use of this property was strong prior to the fire, assuming that its foundation is stable. As a contributing building in a National Register historic district, it is eligible to be a rehabilitation tax credit project.

- 3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.**

No evidence of economic hardship in terms of the rehabilitation of this building has been submitted as the application is for demolition.

**E. Urban Design. The Office shall evaluate the following urban design factors:**

- 1. The effect of a proposed partial demolition on attached or row buildings.**  
Not applicable.

- 2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.**

Due to below-grade instability noted above, the integrity of the block face seems to be in flux; if two leaning buildings are demolished, the block face will have a much more inconsistent appearance and perhaps become a site for new residential infill.

The property is at a mid-block location adjacent to a narrow vacant lot. The loss of a second building could further the loss of continuity, but the two lots together could be a building site for a compatible new building that would restore the continuity of the blockfront.

- 3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.**

This building represents a common building type and does not have any individual architectural significance.

- 4. The elimination of uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.**

Not applicable.

- F. Proposed Subsequent Construction.** Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:
- 1. The applicant has demonstrated site control by ownership or an option contract;**  
Mr. Pone Siharaj has a power of attorney to act on behalf of his parents-in-law, the building owners.
  - 2. The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face. Proposal for creation of vacant land by demolition(s) in question will be evaluated as to appropriateness on that particular site, within that specific block. Parking lots will be given favorable consideration when directly adjoining/abutting facilities require additional off-street parking;**  
At this time, the owner is proposing no new construction. The property would be sold as a side yard or used as a community garden with oversight provided by Mr. Siharaj.
  - 3. The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;**  
Not applicable.
  - 4. The proposed use complies with current zoning requirements;**  
The property is in a Neighborhood Preservation Strategic Land Use area and is zoned "B," two-family residential.
  - 5. The proposed new construction would commence within twelve (12) months from the application date.**  
Not applicable.
- G. Commonly Controlled Property.** If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.  
Not applicable.
- H. Accessory Structures.** Accessory structures (garages, sheds, etc.) and ancillary structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory structures internal to commercial or industrial sites will, in most cases, be approved unless that structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.  
The building is not categorized as an accessory structure.

#### **PRELIMINARY FINDINGS AND CONCLUSION:**

The Cultural Resource Office's consideration of the criteria for demolition led to these preliminary findings:

- 2746 Utah, a contributing building in a National Register Historic District and therefore a Merit building, is located in a Preservation Review District.
- The building does not have any individual architectural distinction as it represents a common residential building type.
- A fire has damaged the interior, charred some of the exterior brick, and likely made some of the building's mortar friable, and since the fire, additional damage has occurred that includes a void caused by the loss of a window and surrounding brick and a smaller area of loss of the brick wall.
- The surrounding buildings on the block face indicate that there is below-grade subsidence that is destabilizing some of the foundations on the block and therefore the immediate setting and reuse of the potential for this building do not strongly support rehabilitation.
- The economic feasibility of the extensive required repairs may diminish the reuse potential of the building.
- The loss of the building would have some effect on urban design.
- The fact that no new construction is proposed at this time and other criteria were considered, as applicable, to this proposed demolition.

The Cultural Resources Office concludes that demolition approval may be appropriate as the economic feasibility of extensive repairs and reuse potential of the property are in question.

Alderman Ortmann supports the denial of demolition.

Based on these preliminary findings, the Cultural Resources Office recommends that the Board withhold preliminary approval of the proposed demolition of the building *unless* it finds that it is not economically feasible to rehabilitate the building after the extensive fire damage and the obvious below-grade instability of this portion of the blockfront.



**FAÇADE**



**REAR ELEVATION**



**COLLAPSE IN EAST SIDE WALL**



**LOSS OF BRICK IN REAR ELEVATION**



**BRICK AND MORTAR, SIDE WALL**



**INTERIOR ROOM VISIBLE THROUGH COLLAPSED AREA**



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**C.**

DATE: April 22, 2013  
ADDRESS: 3324-26 Missouri Avenue  
ITEM: Appeal of a Director's denial of a proposed noncompliant garage  
JURISDICTION: Benton Park Certified Local Historic District — Ward 9  
STAFF: Bob Bettis, Cultural Resources Office



3324-26 MISSOURI AVE.

**OWNER/APPLICANT:**

Will Lieberman/Peter Hammond, Architect

**RECOMMENDATION:**

That the Preservation Board uphold the Director's denial as the proposed garage does not meet the Benton Park Historic District standards.



#### **RELEVANT LEGISLATION:**

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Excerpt from Benton Park Historic District Ordinance #67175:

### **303 Garages and Carports in New Construction**

**Garages and carports are not regulated except as follows:**

- 1. Garages and carports shall be set within 10' of the alley line.**
- 2. Vehicular access shall only be from the alley.**
- 3. Garage doors shall be parallel to, and face, the alley.**
- 4. Construction requirements:**
  - 1. Garages shall be sided with 4" cover siding of wood, vinyl or finished aluminum, 4" beaded tongue and groove siding, brick or brick veneer. Unfinished siding is prohibited.**
  - 2. Based on a Model Example.**
- 5. Garage and carport roofs shall be as set forth in Section 201.**
- 6. The mass and scale of garages and carports shall be appropriate for their use and shall not visually dominate the main building.**

#### **Section 201.8.8. Roof Decks**

**Roof decks are allowed only above Private Facades of buildings and shall not be visually dominant from any street.**

The proposed garages are not based on a Model Example. The exterior cladding, location and scale conform to the standards. However, the inclusion of a roof deck with a 6-foot wooden fence placed on top of the garages renders the design non-conforming with the Benton Park standards, as the small fenced areas of the roof decks would be visible from the street and appear to be a non-historic element on the property.

#### **PRELIMINARY FINDINGS AND CONCLUSION:**

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The Cultural Resources Office consideration of the criteria for construction of a new garage led to these preliminary findings:

- 3324-26 Missouri is located in the Benton Park Local Historic District.
- The proposed garages are not based on a Model Example.
- The inclusion of a partial roof deck and tall fencing renders the design non-conforming. Roof decks are allowed only at Private facades of buildings and must not be visually dominant from the street.
- Although the garage itself is below grade, the deck and fence portion of the garage will be visible from Missouri Avenue.
- The exterior cladding and position of the proposed garage are compatible with the Benton Park Historic District.
- The Benton Park Neighborhood Association is in support of the project.

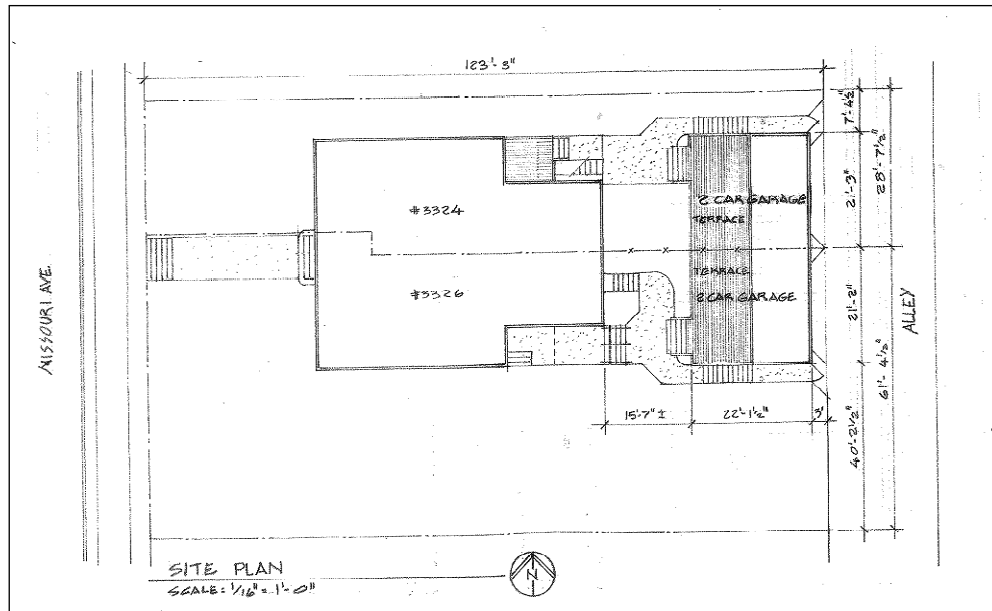
Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the denial of the building permit application to construct a non-complaint garage as it does not comply with the Benton Park Local Historic District Standards.



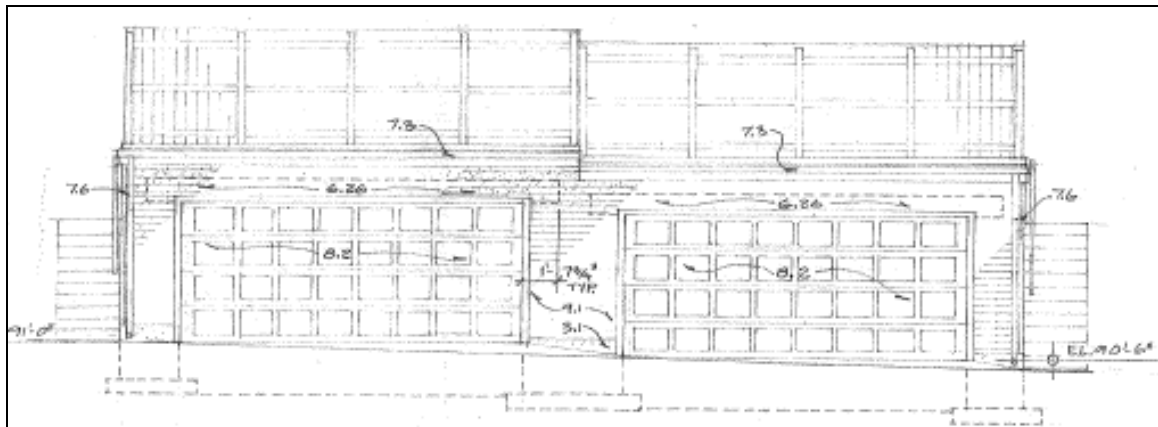
**LOCATION OF PROPOSED GARAGE**



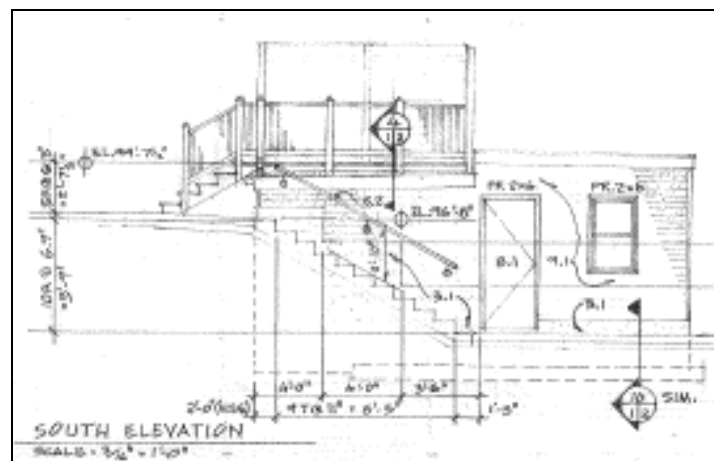
**PROPOSED GARAGE SITE FROM STREET**



## SITE PLAN



### EAST ELEVATION



## SECTION



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**D.**

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DATE: April 22, 2013  
Address: 1728 Carroll Street  
ITEM: Appeal of a Director's denial to retain non-compliant front steps  
JURISDICTION: Lafayette Square Local Historic District — Ward 7  
STAFF: Bob Bettis, Cultural Resources Office



1728 CARROLL STREET

**OWNER/APPLICANT:**  
John Muller

**RECOMMENDATION:**  
That the Preservation Board uphold the director's denial of the building permit as the installed steps do not comply with the Lafayette Square Historic District Standards.



#### **RELEVANT LEGISLATION:**

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Excerpt from Lafayette Square Historic District Ordinance #69112:

### **303 NEW RESIDENTIAL CONSTRUCTION BASED ON AN HISTORIC MODEL EXAMPLE**

#### **303.1 Historic Model Example**

**In order to be consistent with the historic character of the district, each new residential building shall be based on a Historic Model Example (HME). This is understood to be one specific historic building and the design for a new building cannot draw upon elements from several buildings. The HME selected should be located in close proximity to the site of the new construction and represent a common property type. The property owner shall obtain concurrence from the Cultural Resources Office that the HME is appropriate for the site.**

The developer constructed the front steps of exposed aggregate concrete. The Historic Model Example presented during the Preliminary Review does not have exposed aggregate front steps. In addition to not being based on the Historic Model Example, the contrasting materials and color of the exposed aggregate steps and the cast concrete stone foundation presents an appearance that is not historic and does not represent the palette of building materials historically used in the Lafayette Square Historic District.

#### **PRELIMINARY FINDINGS AND CONCLUSION:**

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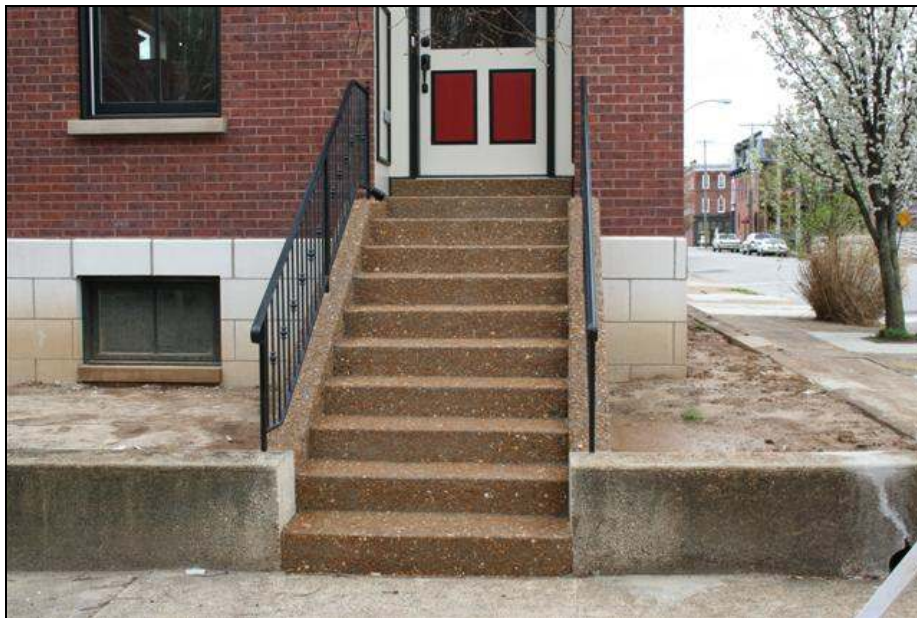
The Cultural Resource Office's consideration of the criteria for new construction led to these preliminary findings:

- 1728 Carroll Street is located in the Lafayette Square Historic District and the district standards include requirements for this type of element.
- When the project was subject to a preliminary review, the applicant volunteered to meet the pending revised historic district standards and therefore the current standards are used to review this element.
- The installed front steps do not follow the presented Historic Model Example.
- The steps were not constructed per approved plans.
- The contrasting materials and colors at the foundation do not present an historic appearance based on the palette of materials used in the district.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the denial of the building permit application to retain the non-complaint front steps as the element does not comply with the Lafayette Square Historic District Standards.



**MODEL EXAMPLE – SHOWING STONE STEPS**



**INSTALLED STEPS**



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**E.**

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**DATE:** April 22, 2013  
**ADDRESS:** 26 Kingsbury Place  
**ITEM:** Appeal of a Director's denial of noncompliant glass block windows installed without a permit  
**JURISDICTION:** Kingsbury Place–Washington Terrace Landmark District — Ward 28  
**STAFF:** Bob Bettis, Cultural Resources Office



26 KINGSBURY PLACE

**OWNER/APPLICANT:**  
Jeremy Garbutt/David Williams

**RECOMMENDATION:**  
That the Preservation Board deny the permit application for the installed glass block windows as they are not in compliance with the Kingsbury Place-Washington Terrace District Standards.



#### **RELEVANT LEGISLATION:**

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Excerpt from Ordinance #56581, the Kingsbury Place–Washington Terrace Landmark District:

#### **B. Structures**

##### **7. Details:**

- b. Architectural details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted.**
- c. Both new and replacement window frames shall be limited to wood or color-finished metal. Raw or unfinished aluminum is not acceptable. Major windows visible from the street in new structures shall generally have an opening of similar proportion to those of existing buildings. Windows in existing structures shall be maintained in the same size, style and shape as the original opening**

Two basement windows on the west side of the house have been in-filled with glass block. The windows are visible from the street, are taller than many basement windows, and are considered to be architectural details that should be maintained in their original forms. The wooden frames have been removed and the new glass block is situated closer to the exterior of the building than the original windows.

#### **PRELIMINARY FINDINGS AND CONCLUSION:**

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The Cultural Resources Office consideration of the criteria for windows on semi-public facades led to these preliminary findings.

- 26 Kingsbury Place is located in the Kingsbury Place – Washington Terrace Landmark District.
- The glass block was installed without a building permit.
- The glass block does not replicate the original windows in appearance.
- The glass block windows are visible from the street.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the director's denial of the permit since it does not comply with the Kingsbury Place-Washington Terrace Landmark District standards.



**DETAIL OF BASEMENT WINDOWS TAKEN FROM STREET  
WITH ONE OF GLASS BLOCK INSTALLATIONS ON RIGHT**



CITY OF ST. LOUIS  
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DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**F.**

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DATE: April 22, 2013  
ITEM: Multiple Property Documentation Form: Mid-Twentieth Century Development of Industrial and Manufactured Goods Distribution Facilities and the Central Railroad and Interstate Corridor, 1940 – 1970  
STAFF: Betsy Bradley, Director, Cultural Resources Office



SALES OFFICE, MONROE CALCULATOR COMPANY, 1425 HAMPTON, 1960

**PREPARER:**

Ruth Keenoy, Landmarks Association of St. Louis

**RECOMMENDATION:**

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the Multiple Property form meets the requirements of the National Register.

**RELEVANT LEGISLATION:**

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**Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)**

Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

**SUMMARY:**

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This Multiple Property Documentation Form provides contextual and property type information for industrial and goods transport properties during a 30 year period throughout the entire city. This document dovetails with the current Mid-Century Moderne project as it addresses common property types included in the survey. It places the industrial and commercial properties that followed the red brick mill buildings in context of the changing nature of industry, commerce, and goods transport in St. Louis. The document establishes how properties can be eligible under Criterion A for commerce, industry, and transportation and Criterion C for architecture and engineering. The Cultural Resources Office believes that the Documentation form meets the requirements for a document of this type.



**MARLO COIL COMPANY OFFICE AND WAREHOUSE  
6135 MANCHESTER**



**COPE PLASTICS SALES OFFICE AND WAREHOUSE  
6340 KNOX INDUSTRIAL DRIVE**



CITY OF ST. LOUIS  
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CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**G.**

---

DATE: April 22, 2013  
ADDRESS: 1300 Hampton Avenue – Ward 24  
ITEM: Nomination to the National Register of the American Furnace Company Building  
STAFF: Betsy Bradley, Director, Cultural Resources Office



1300 HAMPTON

**PREPARER:**

Ruth Keenoy, Landmarks Association of  
St. Louis

**RECOMMENDATION:**

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the requirements of National Register Criteria A and C .



**RELEVANT LEGISLATION:**

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**Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)**

Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

**PROPERTY SUMMARY:**

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The combined office and commercial warehouse of the American Furnace Company at 1300 Hampton is nominated for listing in the National Register under Criterion A: Commerce and Criterion C: Architecture. The building is typical of the new form of building erected after World War II by manufacturing companies to provide a headquarters office, showrooms, and some warehouse space in the City of St. Louis after they moved their manufacturing plants out of city. The office portion of the building facing Hampton, with distinctive Art Moderne stylistic influences, establishes a strong presence for the company. The property is also illustrative of the patterns identified in the Manufacturing and Goods Distribution of St. Louis Independent City Multiple Property Documentation Form. The Cultural Resources Office believes that the property is eligible for the listing in the National Register.



FACING NORTHEAST



FACING SOUTHEAST



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**H.**

DATE: April 22, 2013  
SUBJECT: Nomination to the National Register of the Alois F. Mulach Service Station  
ADDRESS: 2232 Thurman — WARD: 8  
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



**ALOIS F. MULACH SERVICE STATION**

**PREPARER:**

Michael R. Allen, Preservation  
Research Office

**RECOMMENDATION:**

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the requirements of National Register Criterion C in the area of Architecture.



#### RELEVANT LEGISLATION:

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##### **Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)**

Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.



#### PROPERTY SUMMARY:

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The Alois F. Mulach Service Station, now known as Thurman Station, was constructed in 1940 and later expanded in 1961 with an additional service bay. The Streamlined Moderne-style, porcelain-clad service station was based on a standardized Standard Oil Company design and is an excellent example of that building form.

The Alois F. Mulach service station has local significance and meets the registration requirements for the Property Type: Service Stations set forth in the Multiple Property Document Form *Historic Auto-Related Resources for St. Louis, Missouri* and is eligible for the National Register under Criterion C for Architecture. Although the building has been renamed by the current owner, the Cultural Resources Office believes the historic name should be used for the National Register nomination.



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**I.**

DATE: April 22, 2013  
ADDRESS: Various addresses at intersection of Gravois and Morgan Ford Road — Ward 14  
ITEM: Nomination to the National Register of Bevo Mill Commercial Historic District  
STAFF: Jan Cameron, Administrator, Cultural Resources Office



**BEVO MILL AND ADJACENT BUILDINGS ON MORGAN FORD**

**PREPARER:**

Andrew Weil, Landmarks Association of  
St. Louis

**RECOMMENDATION:**

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the district meets the requirements of National Register Criteria A and C .



## RELEVANT LEGISLATION:

### Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)

Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

## PROPERTY SUMMARY:

The Bevo Mill Commercial Historic District includes 18 contributing buildings that comprised the Bevo Shopping area that was developed around the Bevo Mill tavern. In addition to the Bevo Mill and Little Bevo taverns, the district consists primarily of a commercial buildings built soon after the Bevo Mill was completed, between 1910 and 1934. The district represents the type of early twentieth-century neighborhood commercial districts that developed on streetcar lines. The Bevo Mill, designed by Klipstein & Rathman for Anheuser Busch, is architecturally distinctive and the surrounding buildings provide an architectural context for it. The Cultural Resources Office believes that the district is eligible for the listing in the National Register.



LOOKING SOUTH ALONG GRAVOIS



THE BEVO MILL



"LITTLE BEVO"